

044.0

0005

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
902,000 / 902,000
902,000 / 902,000
902,000 / 902,000
Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
156-158		PALMER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PACHECO JOSE A & SUSAN P	
Owner 2:	
Owner 3:	

Street 1: 162 PALMER ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: KUO HAN-YU & HSIU-CHIN -
Owner 2: -
Street 1: 5 TIDD CIRCLE
Twn/City: LEXINGTON
St/Prov: MA
Postal: 02420

NARRATIVE DESCRIPTION	
This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2532 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950	Sq. Ft.	Site			0	80.	1.15	1									454,802						454,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	442,300	4,900	454,800	902,000		31432
							GIS Ref
							GIS Ref
							Insp Date
							01/15/09

PREVIOUS ASSESSMENT		Parcel ID	
044.0-0005-0005.0		044.0-0005-0005.0	

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	442,300	4900	4,950.	454,800	902,000		Year end	12/23/2021
2021	104	FV	421,700	4900	4,950.	454,800	881,400		Year End Roll	12/10/2020
2020	104	FV	421,800	4900	4,950.	454,800	881,500		Year End Roll	12/18/2019
2019	104	FV	325,800	4900	4,950.	483,200	813,900		Year End Roll	1/3/2019
2018	104	FV	325,800	4900	4,950.	352,500	683,200		Year End Roll	12/20/2017
2017	104	FV	305,100	4900	4,950.	307,000	617,000		Year End Roll	1/3/2017
2016	104	FV	305,100	4900	4,950.	261,500	571,500		Year End	1/4/2016
2015	104	FV	271,000	4900	4,950.	255,800	531,700		Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
KUO HAN-YU & HS	60851-46		12/28/2012		545,000
	19157-467		6/1/1988		234,300
				No	No
				Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/16/2015	345	Siding	20,500						5/27/2015	Permit Insp	PC	PHIL C											
									1/15/2009	Meas/Inspect	189	PATRIOT											
									4/17/2000	Inspected	276	PATRIOT											
									3/2/2000	Measured	264	PATRIOT											
									8/16/1993		EK												

Sign: VERIFICATION OF VISIT NOT DATA / / /

